

# FOR SALE

## PROMINENT A3/RESIDENTIAL INVESTMENT OPPORTUNITY

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



# Fletcher Morgan



## 79-81 Whitchurch Road, Cardiff CF14 3JP





### Location

The property is situated in a prominent position with double frontage onto Whitchurch Road, an established secondary retail location serving the surrounding residential suburbs of Cathays, Roath and Heath. Passing traffic of circa 15,000 vehicles daily.

The road houses a mixture of national occupiers including **Sainsburys, Waterloo Tea, Co-Op and Alex Gooch Bakery.**

The property is in close proximity to the **University Hospital of Wales** and Gabalfa Interchange (which link the A48 and A470), making it easily accessible from all areas of Cardiff and the M4 motorway. The city centre is 1.5 miles to the south.

### Description

The ground floor is an open plan bar/restaurant with large kitchen area and male/female toilets to the rear. There is also a small external seating area which can be used for rear loading.

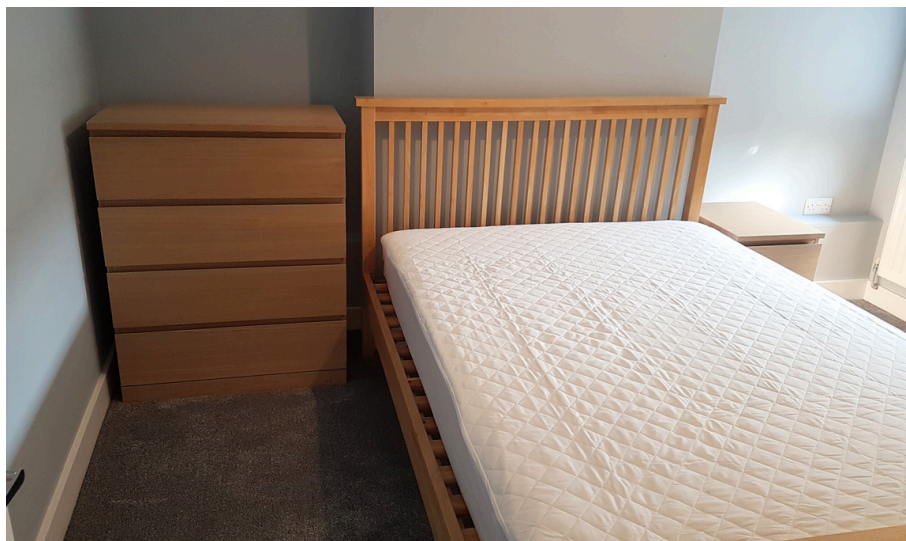
Academy Coffee Limited have a new 10 year lease from 1<sup>st</sup> October 2024 at a rental of £25,000 per annum.

The first floor consists of 2x one bed flats and 1x two bed flat, which are accessed via a separate entrance at the front of the property. The 3 flats are held on Assured Shorthold Tenancy Agreements.

### What3Words

prefer.erase.studio







## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

<b>Ground Floor Shop</b>	<b>= 1,609 sq.ft.   150 sq.m.</b>
<b>Flat 1 - Two bed flat</b>	<b>open plan lounge and kitchen bathroom/WC</b>
<b>Flat 2 - One bed flat</b>	<b>open plan lounge and kitchen bathroom/WC</b>
<b>Flat 3 - One bed flat</b>	<b>open plan lounge and kitchen bathroom/WC</b>

## Tenure

Freehold

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £22,000 | Rates Payable = £11,044**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Leases

### Ground Floor

New lease to Academy Coffee Limited (Co. No. 09746877) for a term of 10 years from 1<sup>st</sup> October 2024 on a Full Repairing and Insuring basis. The rental payable is £25,000 per annum with fifth year rent review and break clause.

### Upper Floor

The 3 flats are held on Assured Shorthold Tenancy Agreements with the following rents:

Flat 1 -	£8,700 per annum plus VAT
Flat 2 -	£9,540 per annum plus VAT
Flat 3 -	£7,200 per annum plus VAT

**Total Rent Roll - £50,400 per annum**

## The Tenant

Academy Coffee is a family owned group of speciality coffee shops currently in five locations and continuing to expand. Figures as at December 2023.

Net Assets	£352,000
Cash at Bank	£413,000

## Energy Performance Certificate

Ground Floor has an Energy Rating of B50

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Proposal

Offers are invited at an asking price of £700,000 (Seven Hundred Thousand Pounds) which equates to a net initial yield of 6.86% subject to contract and exclusive of VAT.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

Matthew Jones

029 2034 7054

07968 769325

[/MatthewJones](https://www.linkedin.com/company/fletchermorgan)

[matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)



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19/12/2025